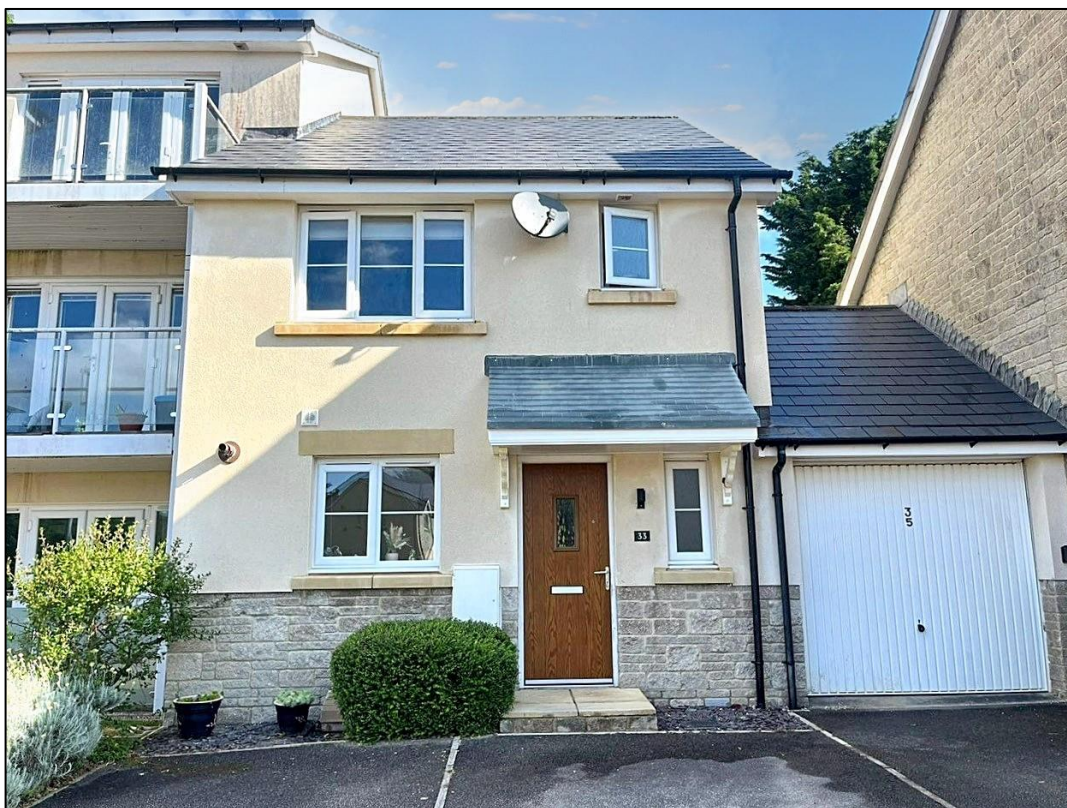




Penryn

A linked semi-detached home
Built by Messrs Bovis Homes in 2014
Set in a popular residential location
Living/dining room opening to the fitted kitchen
Three good sized bedrooms (one en-suite)
UPVC double glazed windows and doors
Gas central heating by radiators
Family bathroom/wc combined, cloakroom/wc
Delightful landscaped rear gardens
Parking for two vehicles (side by side)

Guide £310,000 Freehold

**ENERGY EFFICIENCY RATING
BAND C**

29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN

01326 311400
www.kimberleys.co.uk

REF: SK6996



A great opportunity to own this well presented, three bedroom, semi-detached family home (linked by a garage) which is set in a popular residential location on the outer fringes of Penryn and within easy reach of local facilities, schools and access to Falmouth and the surrounding area.

The house was built in 2014 by Messrs Bovis Homes with the 'Southwold' being one of the more popular designs. Built to NHBC standards of the day, the property is packed with features including UPVC double glazed windows and doors, gas central heating by radiators, full fibre broadband, hard wearing wood finish flooring, two mains connected smoke alarms, a heat and carbon monoxide alarm too.

The spacious accommodation on the ground floor offers the best in open plan living with a living/dining room having French doors leading out onto the gardens and a fully fitted modern kitchen, cloakroom/wc and on the first floor, three good sized bedrooms (principal en-suite) and a family bathroom/wc combined. Outside, to the front of the property, there are two generous parking spaces (side by side) and at the rear, delightful, landscaped gardens, laid for ease of maintenance.

As our client's sole agents, we highly recommend an immediate viewing to secure this fine property.

Why not call for your personal viewing?

THE ACCOMMODATION COMPRISES:

Wood finish composite front door with double glazed panel to:

RECEPTION HALL

Having hard wearing wood finish flooring, staircase to the first floor, electric consumer box.

CLOAKROOM/WC

With a white suite comprising; pedestal wash basin, contemporary chrome hot and cold taps, tiled splash back, low flush wc, frosted double glazed window, wood finish panelled internal door.

LIVING/DINING ROOM 5.08m (16'8") x 4.75m (15'7") into recess.

A lovely broad main reception room which has wide UPVC double glazed French doors with matching side panels enjoying a delightful aspect and with access to the landscaped rear gardens, two double and one single radiator, continued hard wearing wood finish flooring, deep airing cupboard housing a Megaflow and pressurised hot water system, TV aerial point.



KITCHEN 2.84m (9'4") x 2.44m (8'0")

Well equipped with a full range of matching wall and base units in white extending to three sides of the room having brushed steel handles, granite effect roll top work surfaces with ceramic tiling over, single drainer stainless steel sink unit with chrome swan neck mixer tap and cutlery drainer, stainless steel gas hob, white splash back and stainless steel extractor hood over, a range of appliances including a single fan assisted oven, concealed refrigerator and freezer, dishwasher, continued hard wearing wood finish flooring, recessed double glazed window overlooking the front with Venetian blind.



TURNING STAIRCASE FROM HALL TO:

FIRST FLOOR LANDING

Double glazed flank window, access to loft space.

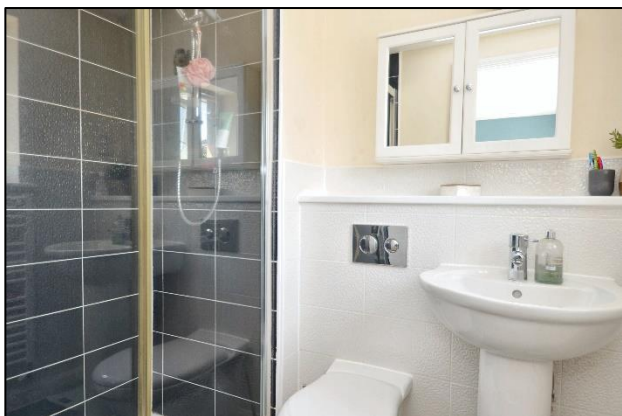
MAIN BEDROOM 3.10m (10'2") x 2.74m (9'0") plus recess 1.09m (3'7") x 1.12m (3'8")

A delightful main bedroom which has deep built-in double wardrobe cupboards, radiator, inset ceiling spotlights, TV aerial point, wood panelled internal door, fitted carpet, double glazed window with pleasant views to the front aspect across to light woodland and countryside, radiator, second wood panelled internal door to:



EN-SUITE SHOWER ROOM

Luxuriously appointed with a white suite comprising; double walk-in fully tiled shower cubicle with chrome mixer shower and sliding glass screen, low flush wc, pedestal wash basin with contemporary chrome mixer tap, mirrored bathroom cabinet, heated towel rail, recessed frosted double glazed window, inset ceiling spotlights, extractor fan, wood panelled internal door, ceramic tiled flooring.



BEDROOM TWO 3.10m (10'2") x 2.67m (8'9")

Having a fitted carpet, inset ceiling spotlight, double glazed window and roller blind, radiator, wood panelled internal door.



BEDROOM THREE 3.12m (10'3") x 1.96m (6'5") Again, with fitted carpet, radiator, double glazed window overlooking the front aspect, wood panelled internal door.



FAMILY BATHROOM 2.08m (6'10") x 1.68m (5'6") into recess.

Well appointed with a white suite comprising; panelled bath with central chrome mixer tap, chrome mixer shower, fully tiled surround and glass shower screen, low flush wc, pedestal wash basin with contemporary chrome mixer tap, half tiled walls, extractor fan, vinyl flooring, wood panelled internal door.

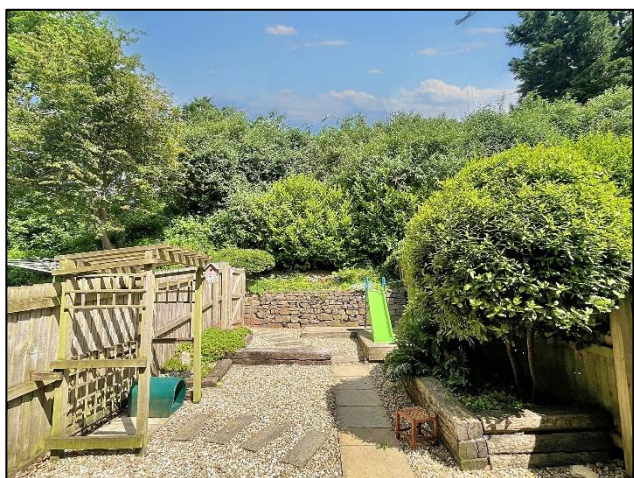


PARKING

At the front of the property there are two parking spaces side-by-side to accommodate a couple of generous family vehicles.

GARDENS

At the rear of the property you will find well planned landscaped gardens that are laid for ease of maintenance and having a full width paved patio and a step leading to a paved pathway which bisects two gravelled areas which to the left has a covered timber pergola and to the right, raised beds with a wide selection of plants and shrubs, raised timber decking area at the far end to enjoy the last of the days sunshine, stone wall boundary with mature shrubs atop and a timber gateway giving access through to next door and use of the recycling and bicycle storage areas.



COUNCIL TAX Band C.

SERVICES Mains drainage, water, electricity and gas.

ESTATE CHARGES First Port Management Company – £300.12 per year.

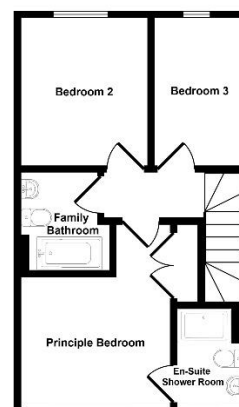
MONEY LAUNDERING

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Ground Floor
Approx 38 sq m / 412 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor
Approx 38 sq m / 407 sq ft

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Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.

